



KELLY CREEK PROTECTION PROJECT

ANNOUNCEMENT

Monday June 4, 2018

To the Petaluma City Council,

On behalf of the Kelly Creek Protection Project of the Earth Island Institute, I am proud to announce that a compromise has been reached with Davidon Homes on the future of the Scott Ranch land at D Street and Windsor.

- The red barn buildings will be saved and remain where they are.
- The California red-legged frog habitat and Kelly Creek watershed will be protected.
- The agricultural heritage of Petaluma's finest old dairy ranch will be preserved.
- And Helen Putnam County Regional Park will be extended to D Street with parking and trail access.

To secure these benefits, we have succeeded in getting Davidon to become a willing seller. They have agreed to two options, both contained in a Purchase and Sale Agreement with the Kelly Creek Protection Project of Earth Island Institute as the buyer. Those two options are:

I. If we can raise \$11 million by December 1st, Davidon will sell the entire 58 acres of property to us.

II. If we raise \$4.1 million by September 1st, Davidon has agreed to sell us 44 acres, three quarters of the property—the most environmentally sensitive and best park land. Furthermore, if we reach the \$4.1 million goal but fall short of the \$11 million required to buy the entire property, Davidon has agreed to build no more than 28 homes on 14 acres on the north side of the land, away from the creek.

The Kelly Creek Protection Project has \$3,010,000 in hand for this purchase. We have \$1,090,000 more to raise to reach the \$4.1 million goal and \$6.9 million beyond that to buy the whole property. Here's our plan to do that:

On Wednesday, June 6, we will submit an application to the 2018 matching grant program of the Sonoma County Ag and Open Space District for \$1 million, to be decided later this year. We will provide you with copies of that application and ask for your support since we have a deal in hand and a short time to put funds in place to secure this new land for the extension of Putnam Park.

WWW.EXTENDPUTNAMPARK.ORG

Earth Island Institute c/o Kelly Creek Protection Project, P.O. Box 2596, Petaluma, CA 94953



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We have the support of the Sonoma County Regional Parks Department, which would ultimately own, improve, and manage the property as part of Putnam Park.

The rest of the needed funds, at least \$90,000 for Option II, and quite a bit more for the entire land, we will seek from the public, individual donors, foundations, and businesses in our community.

Here is a map showing our latest concept design of the Putnam Park extension and the location of the 28 Davidon's homes under Option II. If we are unable to purchase all the land but do reach the \$4.1 million, we believe the compromise allowing Davidon to build 28 homes will be in the community's best interest. This was the number of homes that you, the Council, asked Davidon to further analyze during the EIR hearing last year. Davidon has redesigned the footprint of the development to minimize impacts on neighbors, traffic, wildlife, and open space, and we applaud them for that.

Most importantly, this agreement will fulfill a dream our community has had for over a decade: to preserve the beautiful and historic Scott Ranch and to turn around Putnam Park so that it faces the City. An easy walk up D Street will bring the public to a new park entrance at the red barns.

Finally, you should know that we are asking Sonoma Land Trust to continue holding the million dollars first given in 2006 for the acquisition and/or operation of this Putnam Park extension so that it can be used for the trails, parking lots, barn rehabilitation, and other public amenities that will cost money to build. We want to assure Sonoma County that this million is coming with the 44 acres to help Regional Parks develop it into a really fine community asset.

We are proud that this resolution, turning a protracted land use dispute into open space for the enjoyment of the public, can be accomplished without undue financial imposition on the City, the County, or the taxpayers.

Davidon will submit a new 28-home application, and we will submit our park plan, to the City within the next 8 weeks. New environmental analysis will be prepared for the homes and park building on work done on the 2017 draft EIR, which will show greatly reduced environmental impacts. The public will have the opportunity to review and comment on all aspects of the residential and park developments.

Speaking on behalf of the Kelly Creek Protection Project and based on years of engagement in this struggle, we hope that people will agree that this is a wonderful solution, and will offer it their wholehearted support.

Greg Colvin
Project Director
KCPP of Earth Island Institute